
From: jeffrey E. <jeevacation@gmail.com>
Sent: Thursday, August 4, 2016 7:49 PM
To: Richard Kahn
Subject: Re: Home Depot Ground Lease - St Croix

ask merrilil and morgazn to provide us a list of preferred= that we can leverage. thanks
=br>

On Thu, Aug 4, 2016 at 3:38 PM, Richard Kahn=<[REDACTED]> <mailto:[REDACTED]> >
wrote:

not a great yield but tho=ght you may be interested since was in USVI

annual rent=100,000 until 2022 then 125,000 until 2032 and then HD has (2) 10 year opt=ons
Home Depot was built in 2011

=sking price 2,666,667 - 3.75% yield until 2022 4.7% beginning=2/2022
2,500,000 - 4% yield until 2022 5% beginning 2/2022
=div>2,000,000 - 5% yield until 2022 6.25% beginning 2/2022

http://info.stanjohnsonco.com/rs/7=2-XMW-307/images/HomeDepot_Kingshill_USVI_OM_AG_NDA.pdf?mkt_tok=3DeyJpljoiWXpNek5UZ3pZak5qTUdSaSlSnQIoiJhTGhvMjdtSEE5d2lcL1JyV205V1RwZTZkTDQySG1ncUVHdUJnelJuQ2FMb0k1MkNqYWtVSWZPZW1iMk04R2=vc2VDUUIJFcnhKZmZcL3Rfd3JwUnRvdzlaZktyeHBnckRYWTdmZFU2eU5oYVU4PSJ= <http://info.stanjohnsonco.com/rs/702-XMW-307/ima=es/HomeDepot_Kingshill_USVI_OM_AG_NDA.pdf?mkt_tok=eyJpljoiWXpNek5UZ3pZak=qTUdSaSlSnQIoiJhTGhvMjdtSEE5d2lcL1JyV205V1RwZTZkTDQySG1ncUVHdUJnelJuQ2FMb=k1MkNqYWtVSWZPZW1iMk04R2Fvc2VDUUIJFcnhKZmZcL3Rfd3JwUnRvdzlaZktyeHBnckRYWTdm=FU2eU5oYVU4PSJ9>

please advise
thank you

Richard Kahn
HBRK Associates Inc.

New York, NY 10022
[REDACTED]

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please=note

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